

SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1

AUGUST 13, 2025

MINUTES

STATE OF TEXAS

COUNTY OF BEXAR

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in a Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 13th day of August 2025, with the following member's present to-with:

Max Hooti, President
Sylvie Shurgot, Vice-President
Jim Berbiglia, Director

Tammy Ford was absent, thus constituting a quorum. Also present were Craig Hall, Maria and Trey Fernandez, Rose and Chuck Meade, Carol and Ruben Frausto, Daniel Gonzales, Julie Zapata, Zulema Fuentes, John Bartholmae, Adele Hall and Deidra Moitzheim, San Antonio Ranch residents.

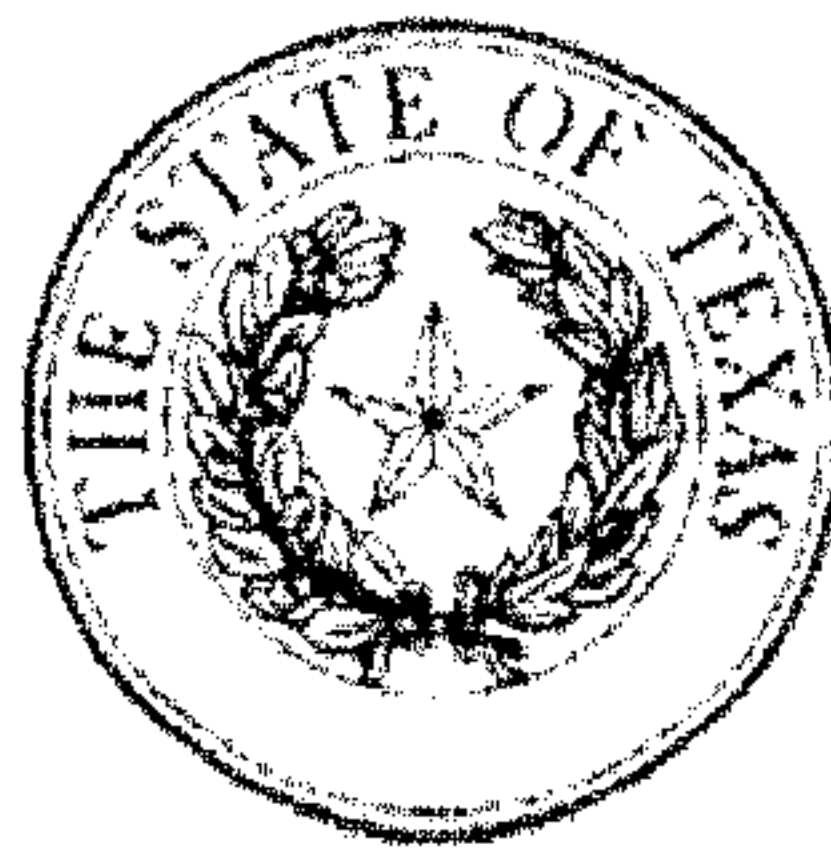
President Hooti called the meeting to order; recitation of the Pledge of Allegiance and announced that the first item of business would be:

I. Oath of Office for Craig Hall

President Hooti introduced Craig Hall and thanked him for his years of voluntary service to the District. Director Shurgot provided Mr. Hall the forms and asked him to read them aloud.

Craig Hall took the Oath of Office as follows:

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, CRAIG HALL, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of Director of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

A handwritten signature in cursive script, appearing to read "Craig Hall".

Signature of Officer

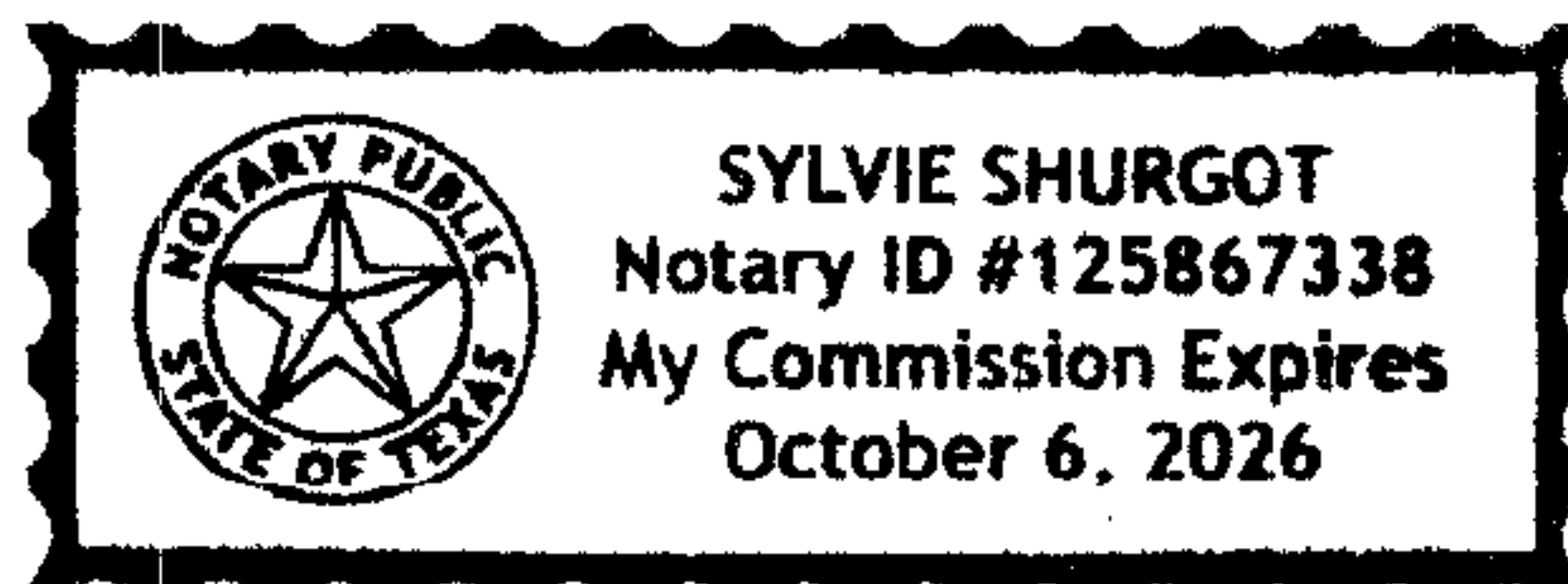
Certification of Person Authorized to Administer Oath

State of TEXAS

County of BEXAR

Sworn to and subscribed before me on this 13th day of August, 2025.

(Affix Notary Seal,
only if oath
administered by a
notary.)



A handwritten signature in cursive script, appearing to read "Sylvie Shurgot".

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

SYLVIE SHURGOT

Printed or Typed Name

II. Public Comments:

This is the time for public comments about items on this month's agenda. This time is also available for new issues: As you probably are aware, Per Open Meetings Act 551.042, no Board action can or will be taken on these new public comments, and discussion is limited to a proposal to place the item on an upcoming agenda. Please consider using the public comment form and limit your comments to five minutes.

A resident asked who sets the route for trash pickup, inquired about the regular tasks board members have been assigned, asked if the District will ever create covenants and restrictions with fines. The questions stems from comments made by former president, Bob Kuhn, who said at an HOA meeting that the District could create covenants and enforce them through fines. The resident asked if the District could post a FAQ on the website. The tennis courts are beautiful and the new residents to guests ratio is much better.

A resident with experience in playground design and safety reminded the board that the playground could use additional mulch.

A resident congratulated the District on solving problems before they become problems. He recommended that the District and the HOA review the neighborhood plan because it has changed significantly since the 1970's.

Another resident said that she would like the MUD to remain in existence to protect the conservation easement properties.

A resident, who had been absent for several meetings, asked if all the meeting notes (Minutes) were posted on the website. President Hooti said that they are.

President Hooti thanked Director Shurgot for the many hours she has spent working to facilitate a smooth transition with the new bookkeeper.

Two additional residents came in and commented on the pickleball courts. One requested clarification about the

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change that was made in number of guests each resident is allowed to invite to play and asked if a resident's three guests would have to leave when the inviting resident leaves the courts or if the guests could stay and play even if the resident leaves. She wanted to ensure new pickleball nets had been ordered.

The other resident said that she was afraid to go play pickleball because one of the board members enforced the rules and made her guests feel unwelcome and uncomfortable.

The number of guests she invites shouldn't be a problem, and if the guests feel unwelcome they will speak negatively about the neighborhood and damage the reputation of San Antonio Ranch.

Another resident responded that she hopes guests will read the rules so as to prevent any embarrassment and the SAR resident needs to be present with his or her guests at all times. A higher number of guests increases the wear and tear and, therefore, the financial cost to the District's taxpayers. She would like for taxpaying residents to have priority on the courts over the non tax-paying guests. The rules are made to be followed, and it's awkward when too many guests are invited and have to be asked to leave. Guests should know the rules have to be followed; the inviting residents are responsible for the actions and behavior of their guests. Resident shouldn't be able to invite additional guests simply based on the knowledge that another resident will play but not invite guests of their own.

III. Consent Agenda

- A. Review and Approval of Minutes of the Meetings held June 11, 2025 and July 22, 2025
- B. Report Concerning July 2025 Tax Collections and Collection of Delinquent Ad Valorem Taxes
- C. Review and Approval of Account Balances/Billings Incurred and Authorization of Expenditures (Report of Operations)

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Vice-President Shurgot moved that the consent agenda be approved as presented, Director Berbiglia seconded the motion, which passed by unanimous vote of the Directors present.

That Consent Agenda thus approved is as follows:

SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1
REPORT OF OPERATIONS
8/13/2025

REVENUES

Collections this period (Maint. Tax)	7/25	\$7,068.22
Miscellaneous Revenue:		\$0.00
TOTAL REVENUE THIS PERIOD		\$7,068.22

EXPENSES

Auditing		
Waste Connections - August 2025		\$5,170.00
AT & T Mobility	To be cancelled	****
AT & T U-Verse		\$112.90
CITY PUBLIC SERVICE:		
# 2096723016 SA MUD OFFICE due 9/5/2025		\$123.87
SAN ANTONIO WATER SYSTEMS:		
# 0514993248891 SA MUD OFFICE paid 7/28/2025		\$28.24
PROPERTY MAINTENANCE		
LEGAL FEES		
INSURANCE		
Bookkeeper - August Services		\$800.00
PETTY CASH - Funds deposited to 0073 8/5/25		
MISCELLANEOUS:		
City Public Service - Street Light		\$24.97
SA Ranch HOA - Reimb property maint		\$1,400.00
Max Hooti - Reimb Office Supplies		\$15.99
Jim Berbiglia - Reimb Pickleball Net		\$379.90
Maria Medina - Office Cleaning		\$100.00
TOTAL EXPENSES FOR THIS PERIOD:		\$8,155.87
REVENUES MINUS EXPENSES THIS PERIOD		(\$1,087.65)

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REPORT OF OPERATIONS
NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES
8/13/2025

NOTES:

*** Amount available to transfer

**** Unknown customer payment applied to our account ... not disputed

WIRE TRANSFERS - AUGUST 2025

1. FROST CLEARING	TEX POOL CLEARING	\$0.00
2. TEX POOL CLEARING	TEX POOL DEBT SERVICE	\$0.00
3. TEX POOL CLEARING	TEX POOL OPERATING	\$0.00
4. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	\$0.00
5. TEX POOL OPERATING	FROST OPERATING	\$0.00
6. FROST CLEARING	TEX POOL DEBT SERVICE	\$0.00
7. TEX POOL OPERATING	TEX POOL DEBT SERVICE	\$0.00
8. FROST CLEARING	TEX POOL OPERATING	\$0.00
9. TEX POOL CLEARING	FROST OPERATING	\$0.00
10. FROST DEBT SERVICE	TEX POOL DEBT SERVICE	\$0.00
11. FROST OPERATING	TEX POOL OPERATING	\$0.00
12. FROST CLEARING	FROST OPERATING	\$0.00
13. TEX POOL DEBT SERVICE TO BANK OF NEW YORK		
TOTAL AMOUNT OF TRANSFERS		\$0.00

Tex Pool should have this info

DEBT SERVICE EXPENDITURES:

Total Debt Service Expenditures	\$0.00
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IV. Unfinished Business

A. Discussion and Possible Action Regarding the proposed Bookkeeper contract

President Hooti announced that this matter would be discussed in Executive Session.

V. Discussion and Action Regarding Approval of Proposed Bexar County Tax Assessor/Collector Fee for the 2025 Tax Year

The Bexar County Tax Assessor/Collector Fee for the 2025 Tax Year will remain the same as last year. Shurgot moved that the Bexar County Tax Assessor/Collector Fee for the 2025 Tax Year be approved, Director Hall seconded the motion, which passed by unanimous vote of the Directors present.

VI. Discussion and Action Regarding 2025 Delinquent Tax Roll

Director Hall is in the process of reviewing the information. This item was tabled.

VII. Discussion and Necessary Action Regarding Setting the 2025/2026 Debt Service and Operations and Maintenance Tax Rates

Director Hall briefed the Board on the purpose of the meeting. Stating that, at the September Special Meeting of the Board, the 2025 Debt Service and Maintenance and Operations Tax Rates will be set and, according to the law, a notice of the anticipated tax rate has to be published in a newspaper of general circulation at least seven (7) days prior to the setting of the tax rates.

Director Hall submitted the following tax rate synopsis based on the current rate of .2000. He also provided a bond payment schedule and suggested that the Board consider using the same .2000 M&O tax rate for the 2025 Tax Year as in the 2024 Tax Year. He then briefed the Board on the figures using this tax rate.

After review of the synopsis and debt service pay out

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scenarios, Director Hall then moved that the Board propose adoption of a tax rate for 2025 of \$0.2000 for maintenance and operation purposes and \$0.00 for debt service purposes (total \$0.2000) and directed that one of the Directors arrange to have published the necessary documentation in order to allow the District to hold a public hearing and actually levy its 2025 ad valorem tax rate at its scheduled September 10, 2025 meeting.

Director Berbiglia seconded the motion, which passed by unanimous vote of the Directors present.

VIII. Discussion and Necessary Action Regarding Setting The 2025/2026 Operations and Maintenance Budget

Vice-President Shurgot presented the following draft of a 2025/2026 budget. She briefed the board on the budgeted expenses.

A discussion was held, and it was the consensus of the board that the proposed budget appeared to be satisfactory. President Hooti thanked Craig Hall for his work on the tax calculations.

There being no further business, Director Berbiglia moved to close the open meeting at 7:21 p.m. Director Shurgot seconded the motion, which passed by unanimous vote of the Directors present.

IX. EXECUTIVE SESSION:

A. EXECUTIVE SESSION. The Regular Session of the August 13, 2025 Regular Board Meeting is hereby recessed to hold an Executive Session and discuss matters pursuant to Section 551.074 of the Texas Open Meetings Act to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

B. RECONVENE REGULAR SESSION.
The Regular Session of the Regular Board Meeting of

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August 13, 2025, is hereby reconvened at 7:36.

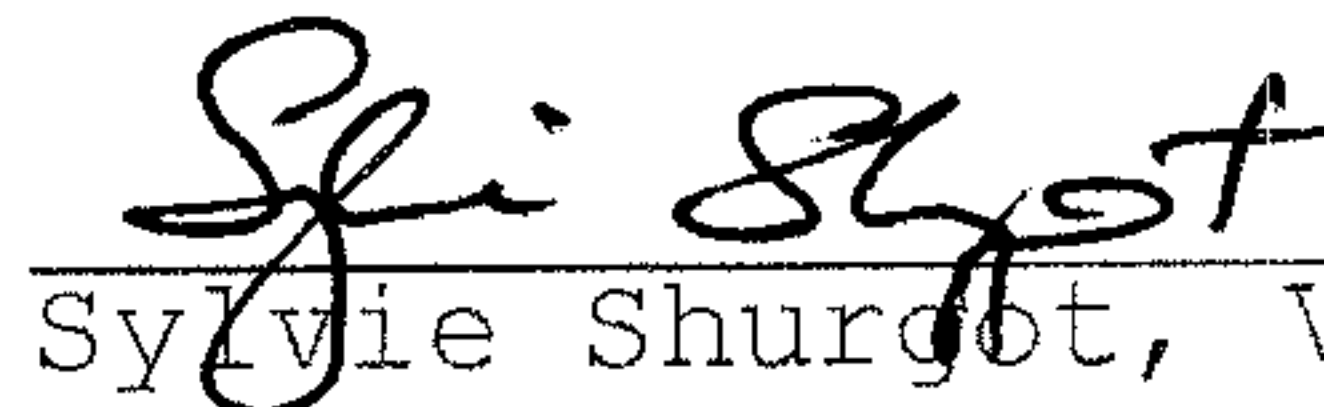
Director Shurgot moved that the proposed contract with the bookkeeper be approved with some edits.

Director Berbiglia moved that the Board adjourn the Meeting at 7:40 p.m. Director Shurgot seconded the motion, which passed unanimously by the Directors present.



Max Hooti, President
San Antonio Municipal Utility District No. 1

ATTEST:



Sylvie Shurgot, Vice-President
San Antonio Municipal Utility District No. 1

(seal)